

Granite Reef & McDowell Revitalization

February 19, 2002

Site Map



Granite Reef & McDowell Revitalization

- City approves purchase for \$4.71M – January 8, 2001
- City closes purchase of former Smitty's Site - April 17, 2001
- Clean up of Site and Asbestos Abatement - May to October, 2001
- Demolition and Final Clean up - October to December, 2001
- Site Fencing & Lighting – January to February, 2002



Granite Reef & McDowell Outreach

- Neighborhood Outreach and Input – February 2 to October 2001
 - Questionnaires – 1,200 via mail and internet
 - Telephone hotline
 - 4 Neighborhood Planning Workshops
 - Senior Center Surveys and Update Meetings
 - Public Testimony at Board & Commission meetings
 - Public Testimony at City Council meetings and study sessions
- Meetings with Non-Profits, Community Groups & other interested Parties - June to October, 2001

Granite Reef & McDowell Council Direction

- Council Retreat Direction on Master Planning RFP – October 20, 2001
- RFP out – week of December 10th
- RFP review and selection process – January, 2002
- RFP Contract & Scope of Work refinement – February, 2002

Granite Reef & McDowell Revitalization

Uses proposed for this Site:

- New Senior Center
- Citizens Service Center
- Police Beat Office
- Community Theater
- Commercial Restaurant/Retail Pad
- Community/Commercial/Senior Housing uses

Granite Reef & McDowell Master Planning

- Contract Authorization for \$200,000
 - Master planning
 - Financial feasibility analysis
 - Engineering study
 - All in preparation for a final site plan
- Phase I – \$65,000
- Funding from Smitty's Purchase Account

Granite Reef & McDowell Master Planning Team

- EDAW, Inc.
 - National land use planning firm with local offices
- DesignLink Architecture
 - Scottsdale-based architecture firm
- Economics Research Associates (ERA)
 - National development and planning economics consulting firm
- Wood Patel Consulting Engineers, Inc.
 - Local civil engineering firm

Master Planning Scope of Work

- **Phase I:TASK 100**

Information Collection and Review Analysis

1. Project Schedule
2. Site impacts to use and design
3. Zoning or code issues that impact the use and design
4. Matrix of key items for each user organization
5. Meetings with potential user groups
6. Meetings with city agencies and staff
7. Atlas of existing plans, concept alternatives, aerials and previous community outreach documents

Master Planning Scope of Work

- **Phase I: TASK 200**

Analysis

1. Design and Financial matrix for user groups
2. Building size and site improvement requirements for potential users
3. Opportunities and Constraints Plan
4. Context Plan (aerial overlay)
5. Develop Evaluation Criteria

Master Planning Scope of Work

- **Phase I: TASK 300**

Creation of Various Site Plan Options/Scenarios

1. Base Site Plan
2. 4 Site Plan Options/Scenarios
3. Report/Diagram on opportunities for shared facility components
4. Council Presentation and Direction

Master Planning Scope of Work

- **Phase II:TASK 400**
 - Engineering Study & Assessments
- **Phase II:TASK 500**
 - Development of Budgets and Further Analysis of Design Options
 - Council and Community Presentations and Direction
- **Phase II:TASK 600**
 - Refinement and Final Strategies
 - Council Presentation and Direction

Master Planning Scope of Work

- **Phase III:TASK 700**
 - **Design Development**
 - Council Presentation and Direction

Master Planning Timeline

- Phase I – 2/20/02 to 5/7/02
- Phase II – 5/8/02 to 6/18/02
- Phase III – 6/20/02 to 8/20/02
 - Concurrent/Future Steps
 - RFP for Architectural & Engineering Services for Senior Center & Community Theater
 - RFP for Uses on Remaining Acreage or for Developer
 - RFP for Soil Analysis and Architectural and Engineering Construction Documents to take Site Plan through City Approval Process
 - Begin Site Design City Approval Process (pre-app)

Site Map



SUMMARY	Submittals	NW CORNER OF GRANITE REEF & MCDOWELL ROADS							
1.10.02		Firm Names							
FIRM	POSSIBLE POINTS	3D Sydnor	Synectic	EDAW	Smith Group	Leo Daly	Presnell Assoc	Perlman Arch	Scottsdale Dev Corp
Firms/Team Capabilities	25	18	19	22	21	20	15	17	8
Project Features	20	15	13	17	16	13	10	12	7
Project Approach	20	14	15	16	15	13	10	13	10
Project Schedule	15	11	11	13	12	11	8	9	3
Local Knowledge	10	10	7	8	8	7	5	6	5
Efficient Use of Team Member Resources	10	8	7	8	9	7	6	6	4
TOTAL POINTS	100	76	71	84	81	70	54	63	37
RANK		3	4	1	2	5	7	6	8
The compiled scores indicated a significant break between 5th and 6th Consultant submittals.									
Given this break and spread of scores the five highest candidates will be invited for Interviews.									

INTERVIEW SUMMARY		NW CORNER OF GRANITE REEF & MCDOWELL RD				
1.16.02 INTERVIEWS	SUMMARY	Firm Names				
FIRM	POSSIBLE POINTS	EDAW	Synectic	3DI/Sydnor	Leo Daly	Smith Group
Firms/Team Capabilities	20	20	15	17	17	18
Similar Design Experience	20	18	16	17	15	17
Project Approach	20	17	13	16	14	17
Integrating Financial w/ Design	15	15	11	10	14	12
Knowledge of Public/Private	10	9	7	7	7	8
Local Knowledge	10	8	8	9	7	9
Presentation Abilities	5	5	3	4	4	4
TOTAL POINTS	100	92.2	73.4	80.2	78.4	85.1
RANK		1	5	3	4	2

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Approved \$4.71M - Economic Stabilization

COSTS TO DATE

– Land	\$ 4,171,613
– Demolition	\$ 446,113
– Miscellaneous	\$ 27,274
– Remaining Balance	\$ 65,000
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Total	\$ 4,710,000